



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

Tel 01733 921700
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



12 Holdfield Peterborough PE3 7LW

Asking price £200,000



Offered to the market with No Forward Chain, this three-bedroom semi-detached home represents an excellent opportunity for first-time buyers, home movers or investors.



The ground floor comprises of an entrance hall, downstairs W/C, a spacious kitchen/diner, separate utility room, and a comfortable lounge.

To the first floor, the property offers two double bedrooms, one single bedroom, and a wet room.

Externally, the home benefits from a south-facing enclosed rear garden along with communal parking.

Further features include uPVC double glazing throughout and gas central heating.

The property is situated within the popular PE3 area of Peterborough, conveniently located within a short distance of Peterborough City Hospital, making it ideal for healthcare professionals. A range of local amenities are close by, including shops, parks, and leisure facilities, while well-regarded primary and secondary schools are also easily accessible. Excellent transport links provide straightforward access to Peterborough city centre and surrounding areas.

Early viewing is highly recommended.

Entrance Hall -

W/C - 3'11 x 5'4

Tiled flooring, uPVC double glazed window facing the front, standard W/C, top mounted sink with vanity unit.

Kitchen/Diner - 8'2 x 16'4

Tiled flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed sliding door to the rear. Fitted wall and base units, one and a half bowl sink with mixer tap and drainer, four ring electric hob with extractor, integrated double electric oven, integrated dish washer, space for fridge/freezer.

Utility Room - 4'7 x 5'5

Tiled flooring, space for washing machine and dryer.

Lounge - 18'1 x 11'4 -

Carpeted flooring, radiator, uPVC double glazed window facing the front, uPVC double glazed French doors leading to garden.

Landing - 2'10 x 12'7

Carpeted flooring, loft access, storage cupboard, wooden doors to all first floor accommodation.

Bedroom One - 18'0 x 8'2

Carpeted flooring, uPVC double glazed window facing the front.

Bedroom Two - 11'4 x 8'5

Carpeted flooring, uPVC double glazed window facing the front, storage cupboard.

Bedroom Three - 12'1 x 5'8

Carpeted flooring, uPVC double glazed window facing the front.

Wet Room - 6'4 x 4'11

Standard WC, frosted uPVC double glazed window facing the rear. Pedestal mounted wash hand basin, electric shower, part tiled walls, extractor fan.

Area Map



Floor Plans



Energy Efficiency Graph

